

# **CITY OF LEWISTON**

**CITY COUNCIL**

**SEPTEMBER 25, 2007**

## **JOINT MEETING WITH THE AUBURN CITY COUNCIL HELD AT THE LEWISTON CITY HALL AT 7:00 P.M.**

The meeting was called to order by the Honorable Laurent Gilbert, Sr., Lewiston Mayor and the Honorable John Jenkins, Auburn Mayor.

**PRESENT LEWISTON:** Councilors Mendros, O'Brien, Jean, Samson, and Paradis, City Administrator James Bennett, Deputy City Administrator Phil Nadeau and Deputy City Clerk Kelly Mercier. Absent/Excused: Councilors Bernier and Rousseau.

**PRESENT AUBURN:** Councilors Gleason, Hayes, Samson, Bickford, Berube, Peters and Mennealy, Acting City Manager Laurie Smith and City Clerk Mary Lou Magno.

Pledge of Allegiance and Moment of Silence were observed. Mayors Gilbert and Jenkins welcomed everyone to Lewiston City Hall.

### **ESTABLISHMENT OF A POLICY FOR THE CREATION OF A JOINT LEWISTON-AUBURN DOWNTOWN MASTER PLAN**

After a brief discussion between the Councils the following action was taken.

#### **VOTE (1-2007)**

Motion by Councilor Mendros, seconded by Councilor Samson:

To adopt the following Resolve establishing a policy for the creation of a Joint Lewiston-Auburn Downtown Master Plan:

WHEREAS, Auburn and Lewiston have been recognized as statewide leaders in downtown development projects and are committed to pursuing economic development collaboratively in order to increase our ability to attract and maintain investment in our communities;

WHEREAS, the report Charting Maine's Future, developed by the Brookings Institution, recognizes that the quality of place in Maine's downtowns will be our competitive advantage in the 21st century economy if revitalized through focused land use planning and public investment;

WHEREAS, Lewiston and Auburn are unique among Maine communities in the current level of cooperative efforts and both Cities desire to explore the potential for increased cooperative efforts to more efficiently deliver services and public amenities;

WHEREAS, Auburn and Lewiston desire to set forth a uniform plan for the continued orderly development of downtown Lewiston-Auburn and both Cities currently have downtown development planning strategies that were created independently of each other;

WHEREAS, the City Councils of Auburn and Lewiston believe that the cooperation in creating a formal Joint Downtown Master Plan, intended to be a component of each City's Comprehensive Plan, will benefit residents of both Cities by guiding future land use decisions and public and private infrastructure investments, promoting residency in our downtowns and attracting economic development in an orderly and collaborative manner;

IT IS HEREBY RESOLVED, that the Cities of Lewiston and Auburn commit to pursuing a Joint Downtown Master Plan to guide future land use decisions and public infrastructure investments, through the process defined herein.

A Downtown Planning Advisory Committee (DPAC) will be established to guide the process for developing a Joint Downtown Master Plan. The DPAC shall consist of up to fifteen (15) members, which shall include five (5) members of the public appointed from each city by the Mayor in consultation with their respective City Council. Five (5) additional members shall be appointed jointly by both Mayors in the normal manner for such appointments. The committee shall appoint two co-chairs, one from each City. Those appointed shall represent diverse interests of residents of downtown, those conducting business downtown, and those who might seek entertainment or recreation in the downtown. At least two (2) of the five (5) members of the public appointed from Auburn shall be chosen from the Comprehensive Planning Committee for consistency with that planning process and the group shall function as a subcommittee of the Comprehensive Planning Committee.

Auburn staff in cooperation with Lewiston staff has incorporated an alternate item in the RFP for consultant services for the Auburn Comprehensive Plan to use the same consultant for the creation of the Joint Downtown Master Plan.

The parameters for a downtown master plan shall contain at a minimum, an analysis of market conditions and regional competitive advantages, zoning and land use, recreational and cultural assets, transportation including bicycle/pedestrian, public transit, and automobile parking and infrastructure and public amenities.

Both Cities staff will work to define preliminary geographic limits of Downtown Lewiston-Auburn, recognizing that the process of developing the plan with the DPAC will likely lead to an alteration of those boundaries based on data analysis and public input.

The initial charge of DPAC shall be to determine the scope and resources needed for creating the Joint Downtown Master Plan. Funding for the plan shall be shared by both cities and shall be subject to each City's respective approval process prior to the authorization of any funds.

The intent of this plan is to be a more detailed component of each City's Comprehensive Plan focusing on the downtown area. The plan will need a Planning Board review and recommendation prior to action on acceptance of the plan by each City Council.

Passed - Vote 4-1 (Councilor O'Brien opposed)

**SOCIAL CAPITAL PRESENTATION**

Garrett Martin the Director of Program Strategy of the Maine Community Foundation and Board Member Betty Robinson discussed the details around the Social Capital Survey and the potential role the councils and municipal entities can play in bolstering relationships and connections among different groups of people in the communities.

**PRESENTATION ON THE ADVANTAGES AND DISADVANTAGES OF ONE  
CITY MANAGER/ADMINISTRATOR**

Joint Services Coordinator Steve Eldridge presented to the councils the pros and cons of a Joint City Manger for Auburn and Lewiston.

Robert Reed of 58 Albert Street shared his opinion about the councils trying to consolidate the two cities.

**VOTE (2-2007)**

Motion by Councilor Mendros, seconded by Councilor Jean:

That the Joint Services Commission be charged with providing the council with detailed steps on how to move forward with a Joint City Manager/Administrator. Passed - Vote 5-0

**COUNTY BUDGET COMMITTEE DISCUSSION**

Laurie Smith, Acting City Manager from Auburn, updated the councils regarding the District 2 representation on the County Budget Committee.

**VOTE (3-2007)**

Motion by Councilor O'Brien, seconded by Councilor Jean:

To adjourn at 9:25 pm. Passed - Vote 5-0

A true record, Attest:

Kelly J. Mercier, CMC  
Deputy City Clerk  
Lewiston, Maine